Verified RealEstate™

REFERENCE
85/2024-2025

ISSUED
12 February 2025

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

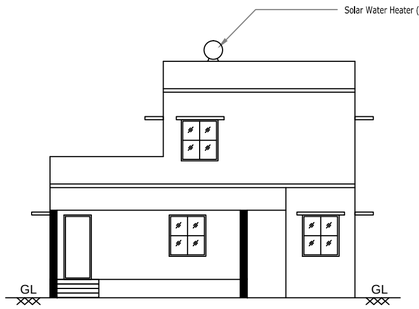
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

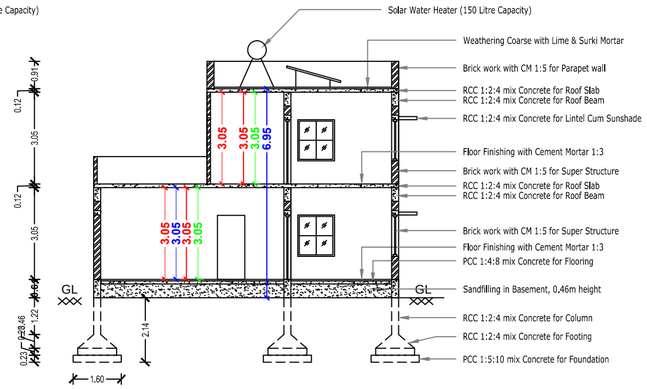
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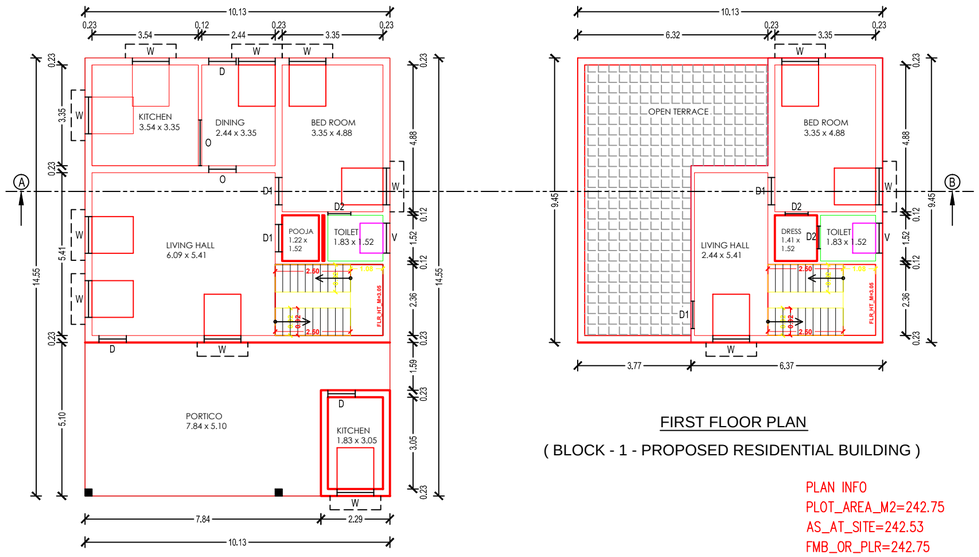
DIGITALLY VERIFIED RECORD



ELEVATION - NORTH FACING



SECTION ON "AB"



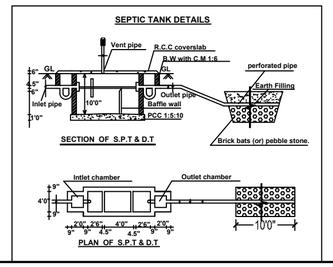
GROUND FLOOR PLAN

(BLOCK - 1 - PROPOSED RESIDENTIAL BUILDING)

FIRST FLOOR PLAN

(BLOCK - 1 - PROPOSED RESIDENTIAL BUILDING)

PLAN INFO
PLOT_AREA_M2=242.75
AS_AT_SITE=242.53
FMB_OR_PLR=242.75
AS_PER_DOCUMENT=242.75
SURVEY_NO=74/5A-PART
PATTA_NO=2026
PREMIUM_FSI_REQUIRED=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NOT APPICABLE
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.41
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.01
ROAD_LENGTH=250
AVG_PLOT_DEPTH=18.10
AVG_PLOT_WIDTH=13.41
LAND_USE_ZONE=EUZ
PLOT_NO=NIL
DISTRICT=ERODE
TALUK=MODAKURICHI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
ORGANIZATION_TYPE=PRIVATE
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NOT APPLICABLE
NOC_FIRE_DEPT=NOT APPLICABLE
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

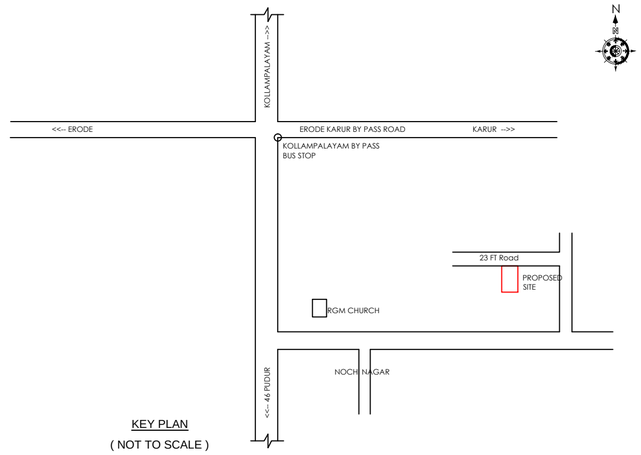


GPS LOCATION OF THE SITE :

11°19'02.2"N 77°44'21.9"E

DTCP APPROVAL : SPFW / ELPA NO: 180/2018

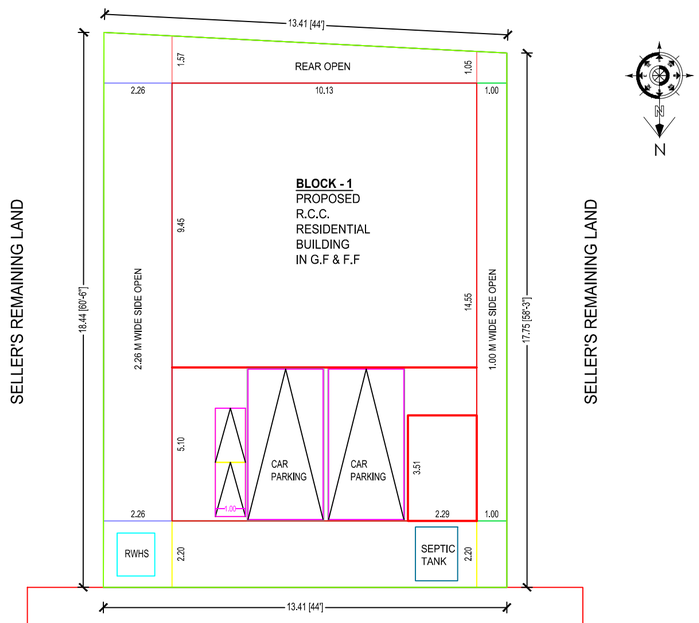
DATE : 05.01.2024



KEY PLAN

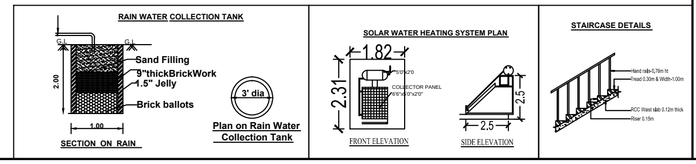
(NOT TO SCALE)

R.S.F.NO: 76



SITE PLAN

(SCALE 1 : 100)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR AT PLOT NO: 14, R.S.F.NO: 74/5A-PART, PATTA NO: 2026, 46 PUDUR VILLAGE & PANCHAYAT, MODAKURICHI PANCHAYAT UNION, NOCHIKATTUVALASU, 46 PUDUR, MODAKURICHI TALUK, ERODE DISTRICT.

APPLICANT : Mr.M.MAHESH KUMAR, S/o.Mr.N.MUNIYAPPAN.

AREA DETAILS	in SQ.MTR	in SQ.FT
AREA OF THE SITE (AS PER DOCUMENT)	242.75	2612.00
AREA OF THE SITE (AS ON SITE)	242.75	2612.00
SUPER IMPOSED PLOT AREA	242.75	2612.00
BLOCK - 1 (PROPOSED RESIDENTIAL BUILDING)		
PLINTH AREA OF THE RCC RESIDENTIAL BUILDING IN GF	147.39	1586.49
PLINTH AREA OF THE RCC RESIDENTIAL BUILDING IN FF	51.00	548.96
TOTAL PLINTH AREA OF THE PROPOSED BUILDING	198.39	2135.45
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN GF	69.31	746.05
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN FF	29.55	318.07
AREA OF THE OPEN SPACE	95.36	1025.51

FSI DETAILS :

FSI ALLOWABLE = 2.00

FSI PROVIDED = 198.39 / 242.75 = 0.817

PARKING DETAILS :

TWO WHEELER PARKING SLOTS PROVIDED = 2 Nos

CAR PARKING SLOTS PROVIDED = 2 Nos

JOINERIES DETAILS			in METRE		in FEET
DOOR	D	1.00 x 2.13	-	3'3" x 7'0"	
DOOR	D1	0.91 x 2.13	-	3'0" x 7'0"	
DOOR	D2	0.76 x 2.13	-	2'6" x 7'0"	
WINDOW	W	1.22 x 1.37	-	4'0" x 4'6"	
WINDOW	W1	1.52 x 1.37	-	5'0" x 4'6"	
VENTILATOR	V	1.00 x 0.76	-	3'3" x 2'6"	
OPENING	O	1.00 x 2.13	-	3'3" x 7'0"	

NOTE :

- SCALE 1:100
- ALL DIMENSIONS ARE IN METRE ONLY
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION
- SOLAR WATER HEATING SYSTEM (150 LITRES CAPACITY) IS TO BE PROVIDED

APPLICANT	ENGINEER
	AARUPADAI ENGG CONSTRUCTION Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA)., Licensed Building Surveyor LPA Reg.No:10/2020/IRE-Gr.II/EDTCP Corporation Reg.NO:058/LS/2020/0008 74/3,1st Floor,Navanaikanpalayam Vaikkalmedu Bus Stop. Erode-2,Cell:83441 03774,80565 75813

APPROVING AUTHORITY (FOR OFFICE USE ONLY)

BUILDING PLAN APPROVAL NO-85/2024-2025

@ 12.02.2025

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.